



COMMERCIAL REAL ESTATE

MULTIFAMILY DEVELOPMENT PROPERTY FOR SALE



Sharer Road Development Site

2904 Sharer Road, Tallahassee, FL 32312

MARK BEAUDOIN

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

SHARER ROAD DEVELOPMENT SITE

2904 SHARER ROAD, TALLAHASSEE, FL 32312



OFFERING SUMMARY

Sale Price:	\$195,000
Lot Size:	2.025 Acres
Building Size:	1,411 SF
Zoning:	Residential-3
Future Land Use:	Suburban
Parcel ID:	21-14-20-407-0000 and 21-14-20-425-0000

PROPERTY OVERVIEW

This property is a 2 acre development site that could accommodate 8 units per acre based on the current R-3 zoning. Agent has utility and development information on file. There is a single family home and garage currently on the property.

LOCATION OVERVIEW

The subject property is located on the west side of Sharer Road, across from the Fulton Road intersection. This property is situated approximately .35 miles north of the Sharer Road and North Monroe Street intersection and roughly .60 miles east of the North Monroe intersection with Interstate 10. More generally, the property is located in north-central Tallahassee approximately 3 miles NW of downtown Tallahassee.

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ADDITIONAL PHOTOS

SHARER ROAD DEVELOPMENT SITE

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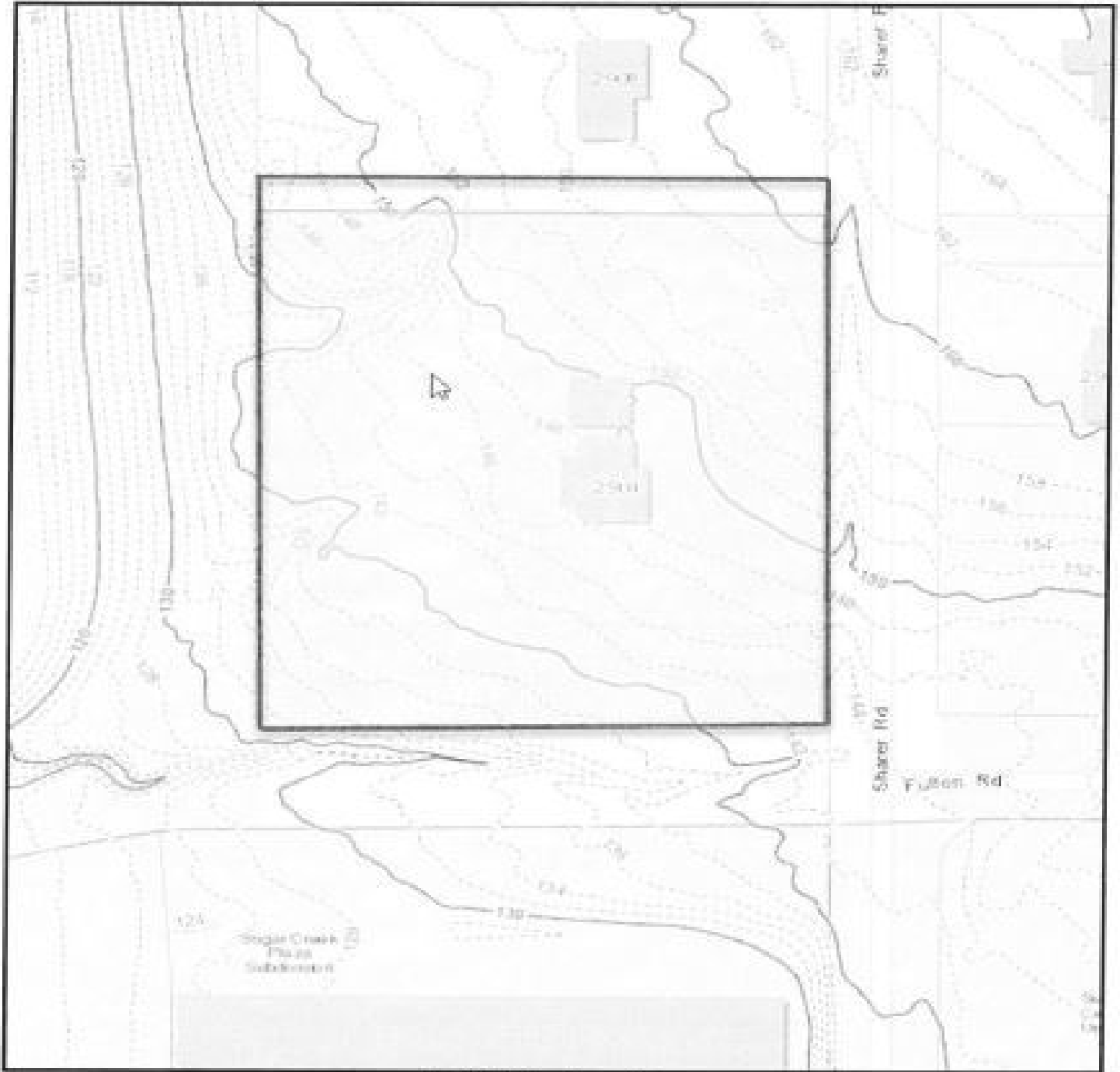




SUBJECT CONTOUR MAP

SHARER ROAD DEVELOPMENT SITE

2904 SHARER ROAD, TALLAHASSEE, FL 32312



Subject Contour Map

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RETAILER MAP

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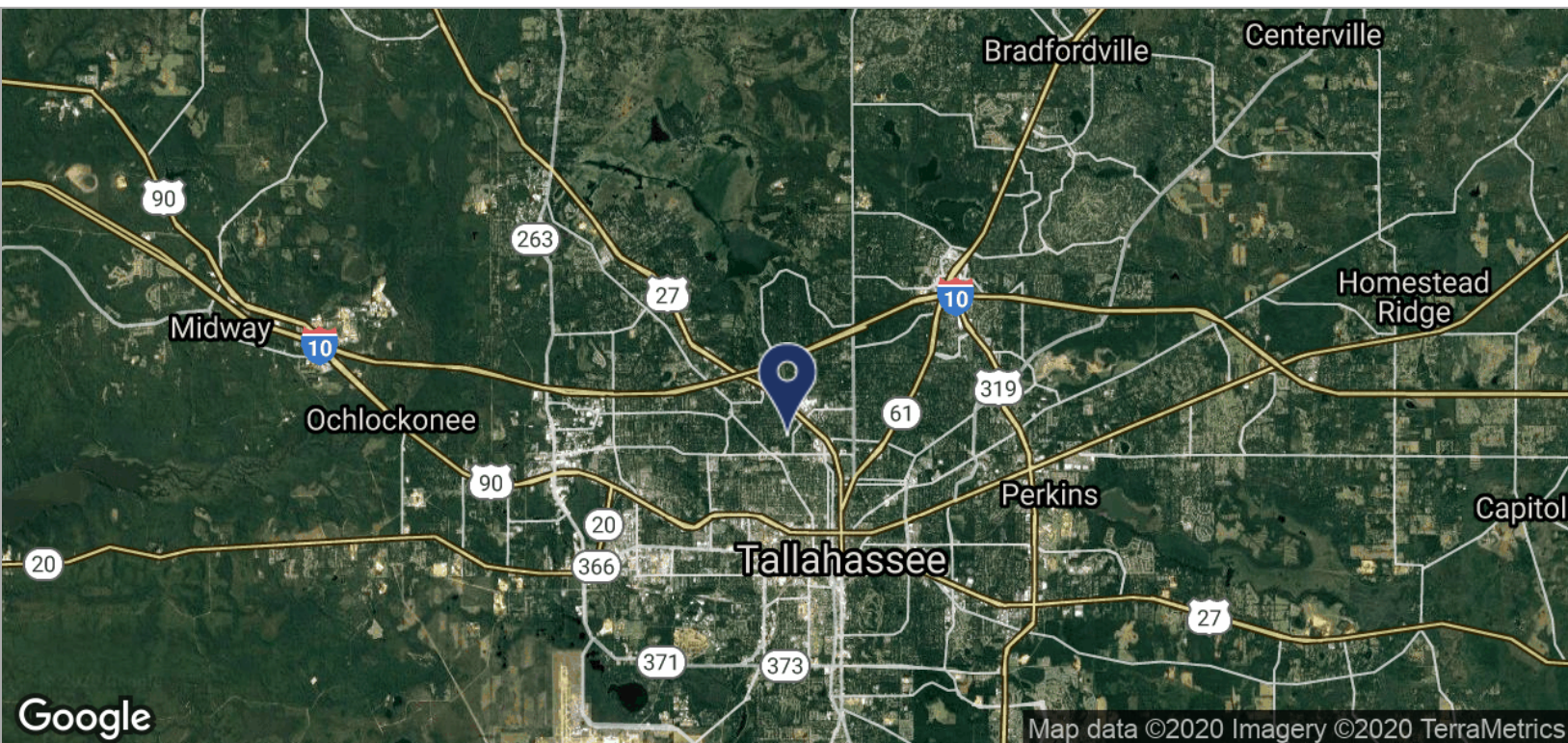
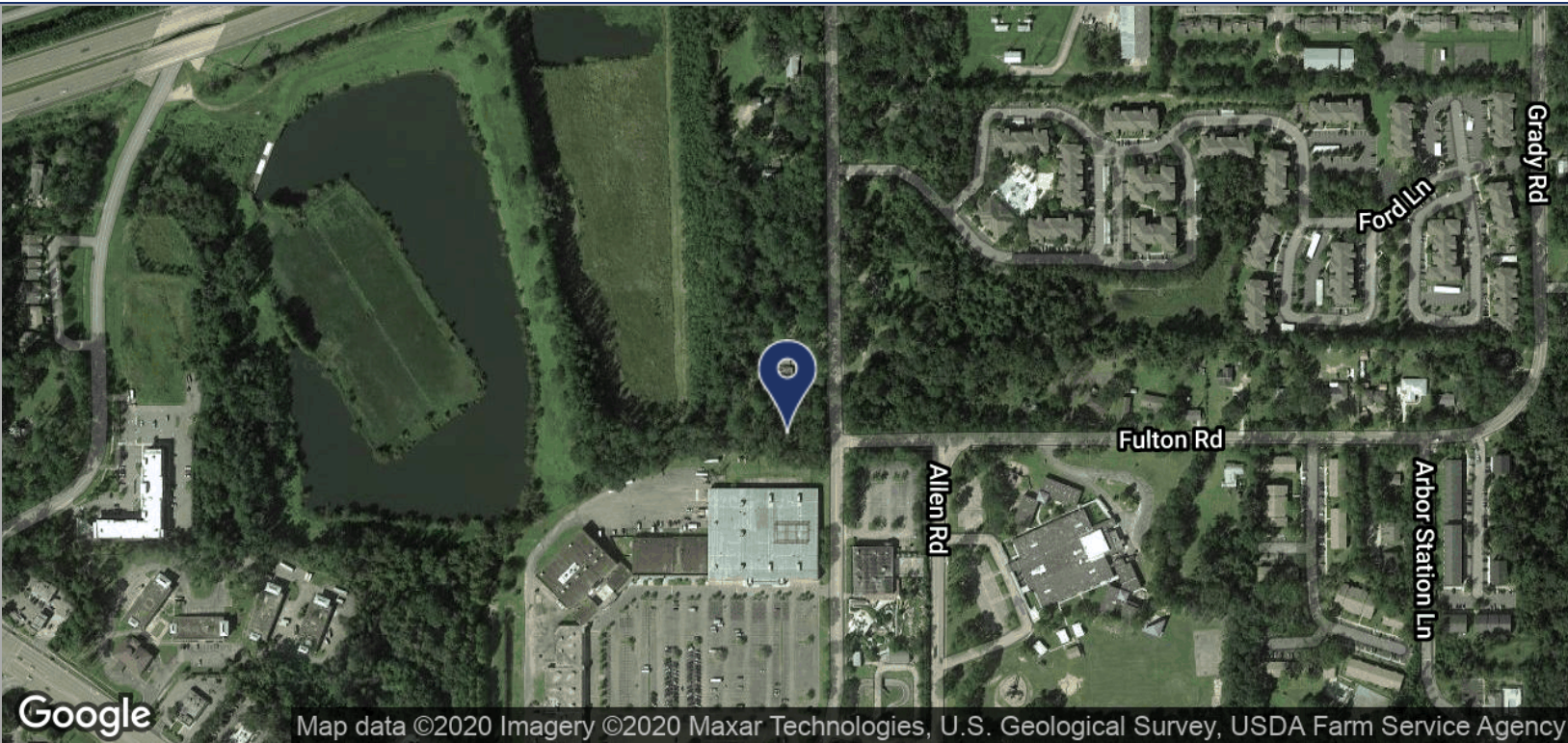




LOCATION MAPS

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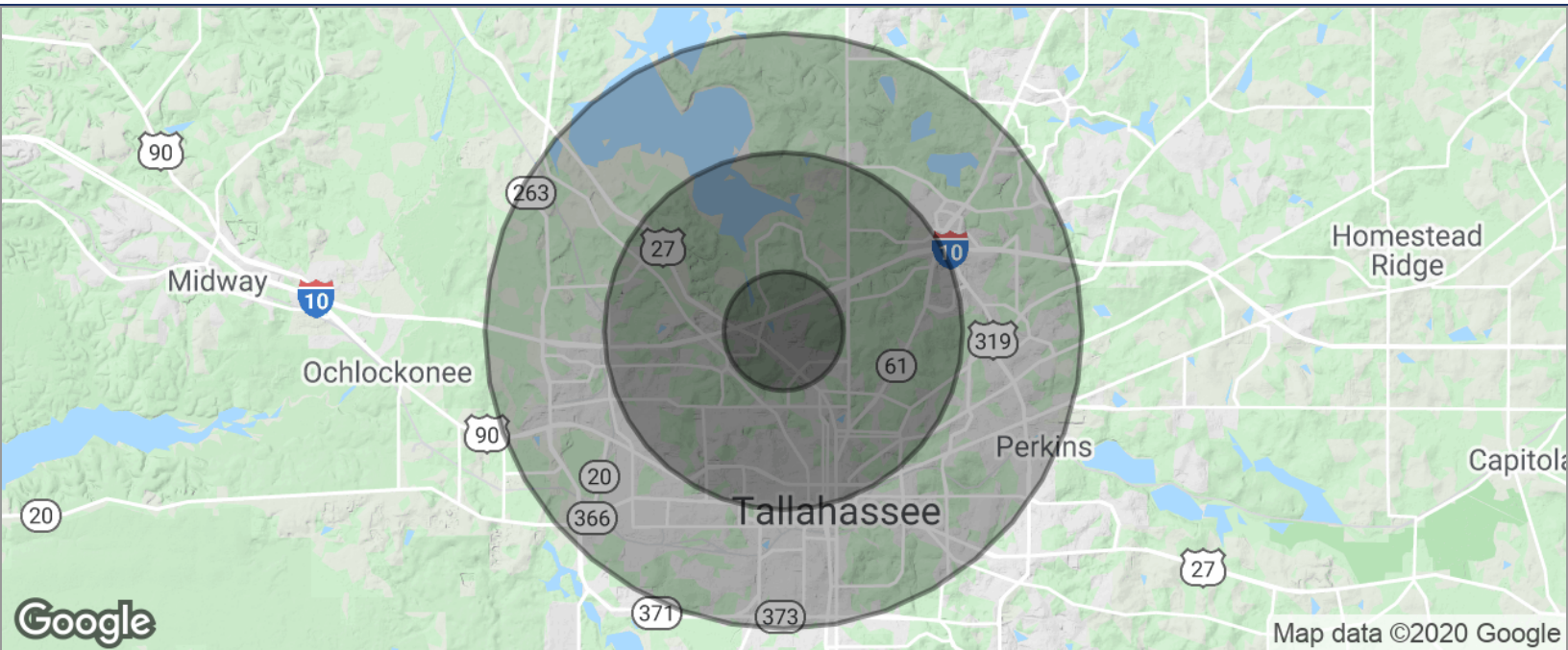




DEMOGRAPHICS MAP

SHARER ROAD DEVELOPMENT SITE

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,872	73,670	160,566
MEDIAN AGE	29.3	28.7	29.1
MEDIAN AGE (MALE)	28.8	29.1	28.9
MEDIAN AGE (FEMALE)	29.8	28.3	29.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,849	29,009	65,326
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$61,678	\$51,675	\$50,876
AVERAGE HOUSE VALUE	\$173,936	\$244,241	\$239,310

* Demographic data derived from 2010 US Census

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